

# SHOPS AT WINDER HILL

GA Highway 53 & GA Highway 11  
Winder, Georgia 30680

Barrow County

New 101 New  
Single-Family  
Homes



## LEASING INFORMATION

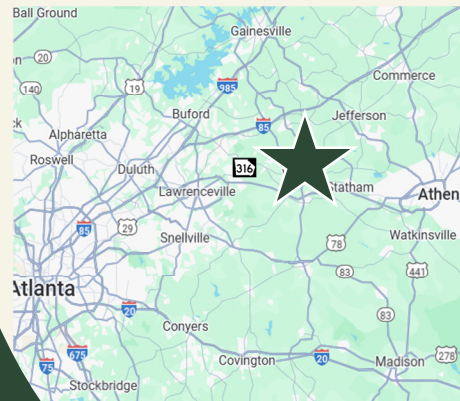
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**BRIDGER**  
PROPERTIES



- FOR LEASE – 8,190 SF Multi-Tenant Building located across from the new Publix-Anchored Shopping Center at GA Highway 53 and GA Highway 11 in Winder, Georgia.
- Directly behind the center will be a new residential development, consisting of 101 Single-Family Homes.
- Parcel is adjacent to Northeast Georgia Medical Center, consisting of 56 beds and 200+ Physicians and Staff.
- 5 minutes away is Winder-Barrow HS and Russel MS, totaling 2,718 Students and 174 Faculty and Staff.



SELF STORAGE



Northeast Georgia  
Medical Center

200+ Employees



NOW OPEN!

# SHOPS AT WINDER HILL

## Residential Site Plan and Area Demographics



**Total  
Population**

3 MILE: 23,700

5 MILE: 44,711

10 MILE: 161,563



**Total  
Households**

3 MILE: 9,563

5 MILE: 15,610

10 MILE: 54,164



**Average  
HH Incomes**

3 MILE: \$76,414

5 MILE: \$84,144

10 MILE: \$98,342



**Total  
Employees**

3 MILE: 9,492

5 MILE: 12,941

10 MILE: 33,582

ESTD 2020

**BRIDGER**  
PROPERTIES

# SHOPS AT WINDER HILL

Retail Site Plan

Publix®



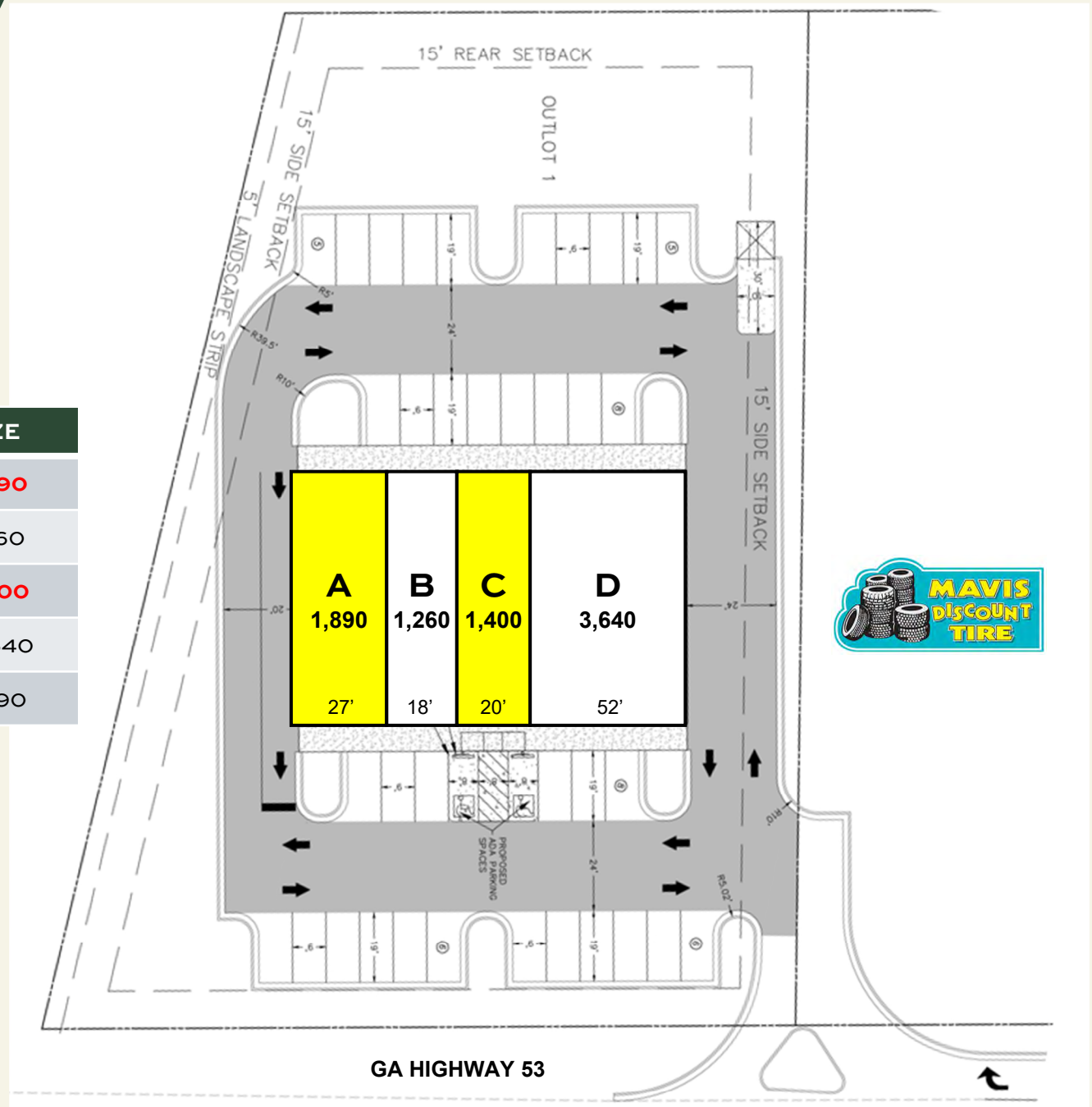
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## Project Site Plan

### TENANT KEY

UNIT	TENANT	DIMENSION	SIZE
A	AVAILABLE	27' x 70'	1,890
B	Deal Pending	18' x 70'	1,260
C	AVAILABLE	20' x 70'	1,400
D	Deal Pending	52' x 70'	3,640
TOTAL:			8,190

\* UNIT C and UNIT D can be Combined to Create a 4,340 SF ENDCAP



**BRIDGER**  
PROPERTIES